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REPORT NO. I & 2  
BETTER DWELLINGS SOCIETY

June 1, 1892

*Oct 30, 1893*

Boston



REPORT NO. I

Better Dwellings Society

*June 1, 1892*



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*June 1, 1892*

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BOSTON

Geo. H. Ellis, Printer, 141 Franklin Street

1892



# BETTER DWELLINGS SOCIETY,

## 1892.

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### BOARD OF DIRECTORS.

(By vote of the society, May 5, 1892, the Executive Committee, with the addition of Robert A. Woods, became the Board of Directors.)

ROBERT TREAT PAINE.	Prof. DWIGHT PORTER.
ARTHUR B. ELLIS, <i>Secretary</i> .	CHARLES P. PUTNAM.
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Alger, Miss A. L.	Calef, Mr. and Mrs. B. S.
Allen, Rev. F. B.	Carey, Arthur Astor
Andrew, Miss Edith	Choate, Charles F.
Arnold, Mrs. Richard	Clark, Theodore M.
Atkinson, Charles F.	Codman, Colonel Charles R.
	Cummings, Edward
Bamber, Miss G.	Cunningham, Frederic
Bartlett, Miss S. E.	Cutter, Dr. C. K.
Beebe, E. Pierson	
Billings, Edmund	Deland, Mrs. Lorin
Birtwell, Charles W.	Derby, Dr. Hasket
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Bullard, Miss Mary L.	Dole, Rev. Charles F.
Burnett, J.	Dumaresq, Frank
Burnett, Miss Ruth	
	Ellis, Arthur B.
Cabot, Edward T.	Ellis, Miss Gertrude S.

Fields, Mrs. James T.  
 Fowler, William P.  
 French, John D. W.  
 Frenyear, Miss Myra G.  
 Frothingham, Miss L.

Ginn, Edwin  
 Goddard, George A.  
 Greene, Mrs. J. S. Copley  
 Greene, Miss Margaret  
 Gregerson, Mrs. G. W.  
 Guild, Miss C. H.

Hale, Mr. and Mrs. George S.  
 Hammond, Mrs. G. W.  
 Haven, Dr. Henry C.  
 Hecht, Mr. and Mrs. J. H.  
 Hemenway, Mrs. Mary  
 Hemenway, Mrs. Augustus  
 Homer, E. B.  
 Humphreys, Richard C.

Jacobs, Miss Gertrude T.

Kidner, Rev. Reuben  
 Kimball, Miss Hannah P.

Lane, Jonathan A.  
 Lee, Joseph  
 Lincoln, Mr. and Mrs. Roland C.

Mason, Miss Ellen F.  
 Mason, Miss Ida  
 May, Mrs. John E.  
 Minns, Miss Grace  
 Minot, Laurence  
 Morrill, Mrs. E. A.  
 Morse, Godfrey

Paine, Robert Treat  
 Paine, Robert Treat, Jr.  
 Paine, Robert Treat, 2d.  
 Peirson, Gen. Charles L.  
 Pickman, Mrs. D. L.  
 Pingree, Miss L. B.  
 Pope, George W.  
 Porter, Prof. Dwight  
 Putnam, Dr. Charles P.

Richards, Mrs. Ellen D.  
 Ring, Thomas F.  
 Rogers, Miss A. P.  
 Rotch, Miss Edith  
 Russell, Miss Marion

Sanger, George P.  
 Sears, Mr. and Mrs. Francis B.  
 Sedgwick, Prof. Wm. T.  
 Sever, The Misses  
 Shattuck, George O.  
 Shedd, Joseph G.  
 Smith, Miss Z. D.  
 Sturgis, R. S.  
 Swain, Prof. George F.  
 Swan, Robert T.

Thwing, Miss A. H.

Walcott, Dr. H. P.  
 Walker, Gen. Francis A.  
 Warren, Miss Cornelia L.  
 Whitman, Mrs. Henry  
 Wigglesworth, George  
 Williams, Dr. and Mrs. Francis H.  
 Woods, Robert A.





## BETTER DWELLINGS SOCIETY.

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THE following action of the Board of Directors of the Associated Charities of Boston, which was printed and distributed in circular form, shows the first definite step toward the formation of a new charitable organization in that city:—

### ASSOCIATED CHARITIES OF BOSTON.

CENTRAL OFFICE, ROOM 41, CHARITY BUILDING.

*The Board of Directors, Dec. 11, 1891, adopted the following:—*

In view of the growing interest and increase in public sensitiveness concerning the worst homes in which poor people are allowed to live, the Board believes that now is the time for a vigorous effort to aid the Board of Health in causing such tenements either to be improved or vacated.

The Board will therefore take steps through its Committee on Tenements to invite representatives from the Boston Co-operative Building Company, the Improved Dwellings Association, the Workingmen's Building Association, and the public at large, to form, with members of the Associated Charities, a joint committee, with power to add to their number, to take such action as they may deem fit to improve the tenements of the poorest of our population, or, where these tenements are so bad that they cannot be made habitable, to cause them to be vacated.

The Board hopes that such a joint committee will employ the best professional experts to co-operate with the committee in an investigation of those tenements which should not be occupied as homes, and in appearing at any hearings before the Board of Health.

The first meeting of the Society, which was proposed in the above circular, was held in the Institute of Technology, Monday, Jan. 25, 1892, at 3.30 P.M., a large number of people being present and much interest being shown. Mr. Robert Treat Paine was Chairman. An Executive Committee was chosen "to carry out the work" (see list on page 2).

At the first meeting of the Executive Committee, Monday evening, Feb. 1, 1892, the following sub-committees were chosen :—

*Investigation Committee.*—“To make an investigation of some of the worst tenement houses in the city.”

*Sanitary Committee.*—“To prepare a scientific report as to the data which are necessary to make a tenement proper to live in.”

*Committee on Name and Organization.*

*Legal Committee.*

*Information or Publication Committee.*

At the second meeting of the Executive Committee, Monday afternoon, April 4, 1892, reports were presented and accepted.

The second meeting of the Society was held in the Institute of Technology, Thursday, May 5, 1892, at 3.30 P.M.

The following Constitution was adopted, being the report of the Committee on name and organization, with some amendments:—

## BETTER DWELLINGS SOCIETY.

### *The Object*

of this Society is to aid in improving the sanitary condition of Boston, and especially of its tenement houses.

### *Members.*

The Society shall consist of its present members and of all persons who may be admitted to membership by the Board of Directors.

### *Board of Directors.*

The management of the Society shall be vested in a Board of Directors, which shall consist of twelve or more persons, elected at the annual meeting or chosen from time to time by the Society; and the Board shall also have power to add to its own number.

## BETTER DWELLINGS SOCIETY.

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BOSTON, October 1, 1892.

To provide for the salary of a Secretary,  
for printing, and other necessary expenses,  
you are requested to send such contribution  
as you see fit to LAURENCE MINOT, Treasurer,  
39 Court Street, Boston.

Yours truly,

CHARLES P. PUTNAM,

JOSEPH LEE,

LAURENCE MINOT,

Finance Committee..





It shall appoint a President, Vice-President, Secretary, Treasurer, and one or more sanitary or legal counsel of the Society, who shall be *ex-officio* Directors.

*Meetings of the Board or of the Society*

may be called by the Secretary on direction of the President or any three Directors. Five members shall constitute a quorum.

*Annual Meeting.*

The annual meeting of the Society shall be held on the last Monday in October.

*Sub-committees*

shall be appointed as follows :—

The Investigation of Unfit Tenements ;

The Sanitary Committee ;

The Legal Committee ;

The Publication Committee ;

And other committees as may be found useful from time to time.

The Executive Committee (see list on page 2), with the addition of Mr. Robert A. Woods, were chosen as Board of Directors.

The following votes were also passed on May 5 :—

“ *Voted* to approve the action of the committee in complaining to the Board of Health of the tenements inspected by them on Feb. 10, 1892,\* and that the action of the Board of Health in ordering them to be vacated is entitled to the strong support of this Society and of all who are interested in the welfare of our very poor citizens.

“ *Voted*, That, whereas the rents paid in tenements which are unfit for habitation are so nearly the same as rents paid for fairly good tenements, there is no reason for retaining the worst and cheapest tenements on the score of economy to tenants.

“ *Voted*, That the Board of Health be urged to proceed to vacate all the large number of tenements which are unfit for human habitation.

“ *Voted*, That the Secretary and Mrs. Lincoln prepare a note to be added to our proposed publication, stating some of the rents paid in various tenements.

\* For copy of this complaint, see *post*, p. 14.



"*Voted*, That inquiry be made whether it be true that rents are higher in Boston than in other large cities, and, if so, what may be the reasons for this fact."

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## REPORT OF INFORMATION COMMITTEE.

The chief evils or difficulties met with by Sanitary Inspectors of the Board of Health on their several districts, as reported by them : —

### *East Boston.*

The generally bad system of drainage and the submerging of low lands and cellars by tide-water.

### *Charlestown.*

Defective drains, offensive water-closets, and dirty cellars, as well as the want of care on the part of tenants and owners.

### *Ward 6.*

Nuisances due to the neglect of tenants to properly care for their habitations, and also overcrowding.

### *Ward 7.*

Overcrowding, poor ventilation, and want of cleanliness.

### *Wards 8 and 9.*

The negligence of tenants as regards cleanliness.

### *Wards 10 and 12.*

The vicious habits of tenants and the indifference of landlords to the sanitary condition of premises occupied by poor people.

### *Wards 11 and 22.*

The location of water-closets in dark and other improper places.

### *South Boston.*

Dirty yards, damp and dirty cellars, filthy water-closets, and want of care on the part of landlords as well as the tenants.

*Wards 16 and 17.*

Filthy yards and passage-ways.

*Wards 18 and 20.*

Dirty yards, damp and dirty cellars, and the want of proper drainage for the low lands in a portion of Ward 20.

*Ward 19.*

Dirty water-closets, and the lack of local ventilation for the same.

*Ward 21.*

The Inspector reports no special evil in this ward.

*Ward 23.*

Want of proper facilities for drainage and the unsanitary condition of stables.

*Ward 24.*

Overflowing cesspools and vaults, dirty cellars, and the use of brooks for sewers.

In February, 1892, the following list of tenement houses, which, down to that date, appeared by the records of the Board of Health to have been complained of at frequent intervals, was compiled. Every ward in the city, with the exception of 10, 21, and 24, is represented:—

*Ward 1.*

Nos. 241, 243, 245, 247, 249,	No. 337 Princeton Street.
Paris Street.	Nos. 182 and 200 Marion Street.
Nos. 91 and 93 Porter Street.	

*Ward 2.*

Rear No. 245 Sumner Street.	No. 142 Sumner Street.
No. 54 Cottage Street.	No. 132 Everett Street
Rear No. 376 Sumner Street.	Rear No. 115 Everett Street.
No. 107 Everett Street.	

*Ward 3.*

Nos. 1 and 5 Pine Street.	No. 123 Chelsea Street.
No. 10 Decatur Street.	No. 4 Decatur Street.

*Ward 4.*

No. 29 Beacham Street.	Nos. 2, 5, 6, 7, 8, 9, 11, 12, 13, 14,
Nos. 20, 22, 24, 26, 28, Beach	10, Thorndike Street.
Street.	Rear No. 548 Medford Street.
No. 3 Delays Court, from No. 18 Walnut Street.	

*Ward 5.*

No. 6 Maudlin Street.	Nos. 19, 21, 29, 31, Joiner Street.
Nos. 28, 37, 39, Wapping Street.	Nos. 10 and 12 Mason Street.
Nos. 112 and 114 Water Street.	No. 13 Benedict Street.
No. 4 Ice Court.	No. 13 Hudson Street.
No. 2 Stetson Court.	

*Ward 6.*

No. 9 and rear, and No. 15 and	No. 2 North Brimmer Place.
rear, Salutation Street.	Nos. 1, 2, 3, Keiths Alley.
Nos. 1 to 7 Clifford Place.	Nos. 3 and 5 Mechanic Street.
Nos. 17, 19, 34, 35, 40, Clark Street.	No. 10 Margaret Street.
No. 17 and rear Moon Street.	Rear No. 56 Fleet Street.
Nos. 228, 375, 455, 465, and rear	No. 3 Sun Court Street.
No. 430 Hanover Street.	Nos. 1, 2, 3, Hildreth Place.
No. 3 Moon Street Court.	Rear No. 7 Henchman Street.
No. 33 Tileston Street.	No. 96 and rear No. 49 Charter
Rear No. 63 Salem Street.	Street.
Nos. 57, 67, 69, 158, 163, 197,	No. 10 Webster Avenue.
Salem Street.	No. 10 Langdon Place.
Nos. 65 and rear same, 67, 69, 79,	Nos. 436 and 480 Commercial
79½ Prince Street.	Street.
Nos. 10 and 12 Bennett Avenue.	Nos. 121, 135, 193, 212, 216, 226, 305,
No. 3 Jasper Place.	310, 331, 333, 353, North Street.

*Ward 7.*

No. 135 and rear, and rear No. 163,	Rear No. 20 South Margin Street.
Endicott Street.	No. 5 Morton Street.
Rear No. 256 Friend Street.	Nos. 54 and 66 Salem Street.
Rear No. 28 Norman Street.	No. 2 Salem Place.

*Ward 8.*

No. 23 Spring Street.	No. 53 Leverett Street.
No. 33 Minot Street.	No. 3 Barton Street.
Nos. 68 and 70 Nashua Street.	No. 3 Barton Place.
Nos. 17, 73, and 75 Lowell Street.	Nos. 32, 34, and 36 Billerica
No. 45 Wall Street.	Street.
No. 72 Brighton Street.	No. 28 Poplar Street.

*Ward 9.*

Nos. 27, 29, 31, and 33 Anderson Street.	No. 44 Grove Street.
No. 3 Adams Place.	Nos. 2, 3, 4, and 5 Davis Court.
Nos. 31 $\frac{1}{2}$ , 38 $\frac{1}{2}$ , and 38 Phillips Street.	Emmett Place.

*Ward 11.*

Nos. 92, 94, 98, 102, and 110 Warrenton Street.	Edgerly Place, from Winchester Street.
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*Ward 12.*

Nos. 1 to 8 Albany Place.	Nos. 15, 17, and 31 Shaving Street.
Nos. 16, 18, and 20 Cove Place.	No. 307 Federal Street.
No. 1 East Street Place.	Federal Street Place, all on left side.

*Ward 13.*

Nos. 45 and 47 First Street.	No. 4 Colton Street.
No. 9 Silver Street.	No. 216 Foundry Street.
Nos. 16, 30, 32, and 34 Colony Street.	No. 31 Gold Street.
	Rear No. 16 Fifth Street.

*Ward 14.*

Nos. 5, 7, and 9 Vicksburg Street.	Nos. 194, 196, 198, and rear 158 H Street.
No. 555 Second Street.	

*Ward 15.*

Nos. 292, 304, and 306 Dorchester Avenue.

*Ward 16.*

Nos. 45, 50, and 52 Chapman Street.	No. 57 Middlesex Street.
	Nos. 50, 52, and 62 Troy Street.

*Ward 17.*

No. 4 Ivanhoe Street.	Rear No. 511 Harrison Avenue.
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*Ward 18.*

No. 85 Northampton Street.	Nos. 2 and 4 Coburn Place.
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*Ward 19.*

Nos. 18 and 20 Hampshire Street.      Nos. 24, 27, and 29 Benton Street.  
 No. 78 Berlin Street.

*Ward 20.*

Nos. 2, 4, and 6 Brown Street.      No. 12 Island Street.  
 No. 97 Hampden Street.      No. 9 Eustis Street.  
 Nos. 57 and 113 Swett Street.      Oakes Street Block.  
 Nos. 1022 and 1024 Harrison Avenue.      Willow Court.

*Ward 22.*

Nos. 3, 5, 6, and 13 Mindora Street.      Nos. 40, 44½, rear 44½, and 48  
 Prentiss Street.

*Ward 23.*

Rear No. 87 Boylston Avenue.      No. 98 Boylston Avenue.  
 No. 3379 Washington Street.

*Ward 25.*

Nos. 652 and 654 Washington Street.      Rear No. 5 Lincoln Street (two  
 houses).

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## REPORT OF INVESTIGATION COMMITTEE.

The committee of four who were appointed at the meeting of Executive Committee on Tenements on Feb. 1, 1892, with instructions "to make an investigation of some of the worst tenement houses in the city and make a report," respectfully submit the following:—

On Wednesday, Feb. 10, 1892, your committee visited eleven places, as follows:—

60 *Endicott Street*.—Small wooden house in the rear.

18 *Cross Street*.—Entrance by arched passage-way, a five-storied, high brick building, with vaults in the yard in front.

135 *Endicott Street*.—An old wooden house in forlorn condition, with another house in the rear. Dark bedrooms;



unsanitary arrangements. Both houses too far gone to be repaired.

163 *Endicott Street*.— Built on a narrow passage-way only six feet wide, known as Flagg Court; long, low, wooden buildings; no light in rear; premises foul, and not sufficient light and air.

196 *Endicott Street*.— Facing on a passage-way only four and a half feet wide.

*North Margin Street Court*.— Right-hand side.

*Everett Court* (near Clark Street, off North Street).— Facing on a passage-way part of which is only four and a half feet wide; entrance by arched passage-way; old wooden buildings; no light in rear; not sufficient light or air; premises foul.

307 *Federal Street*.— Old wooden house, in bad condition; sanitary arrangements bad; rear rooms dark.

*Quiet Alley*, off Federal Street. — Row of wooden houses; dark bedrooms in rear; not enough light or air in front.

*Albany Place*.— Facing on a passage-way eleven feet wide; wooden buildings.

*Chapel Place*.— Facing on a passage-way ten feet and three inches wide; wooden buildings.

*Shaving Street*.— Off Washington Avenue.

137 *Beach Street* (Bowling Alley).

So far as the weather was concerned, your committee saw the above-mentioned premises under favorable circumstances, as the day was fine; although, the visit being made in the afternoon, the light toward the close of the trip was not very good.

As a result of their investigation, your committee, while deeming all of the above-mentioned places as undesirable for human habitation, selected five which seemed to them specially unhealthful,—namely, 135 and 163 Endicott Street, Everett Court, 307 Federal Street, and Quiet Alley,—and Feb. 13, 1892, petitioned the Board of Health to have them at once declared unfit for human habitation, and to order them permanently vacated.

## COPY OF PETITION OF FEB. 13, 1892.

On Wednesday, Feb. 10, 1892, the following houses were visited by a Committee on Tenement Houses, consisting of Mr. Robert Treat Paine, Mr. Arthur B. Ellis, Professor Dwight Porter, Mrs. Alice N. Lincoln, and accompanied by Dr. Dewey and Mr. Carey:—

60 Endicott Street, in the rear; 18 Cross Street, in the rear; 135 Endicott Street; 163 Endicott Street; 196 Endicott Street; North Margin Street Court; Everett Court, near Clark Street, off North Street; 307 Federal Street; Quiet Alley, off Federal Street; Albany Place; Chapel Place; Shaving Street; 137 Beach Street.

Doubtless many or all of these localities are well known to the Board of Health. They are all undesirable for human habitation; and among them five are especially unhealthful, for the following reasons:—

*135 Endicott Street.*—An old wooden house in forlorn condition, with another house in the rear. Dark bedrooms; unsanitary arrangements. Both houses too far gone to be repaired. J. French & Sons, Agents, 226 Washington Street.

*163 Endicott Street.*—Known as Flagg Court. Long, low, wooden buildings; no light in rear; narrow passage-way in front; premises foul, and not sufficient light or air.

*Everett Court.*—Old wooden buildings; no light in rear; very narrow passage-way in front; not sufficient light or air; premises foul.

*307 Federal Street.*—Old wooden house, in bad condition; sanitary arrangements bad; rear rooms dark.

*Quiet Alley.*—Row of wooden houses; dark bedrooms in rear; not enough light or air in front.

The committee would respectfully solicit the Board of Health to have these buildings at once declared unfit for human habitation, and to order them permanently vacated.

(Signed)

ROBERT TREAT PAINE.  
Mrs. ALICE N. LINCOLN.  
ARTHUR B. ELLIS.

The action of the Board of Health subsequent to the presentation of the above-mentioned petition is well known. Beginning with a list of orders issued Feb. 16, 1892, the Health Commissioners have continued their established policy of abolishing, if possible, some of the worst tenements. On Feb. 16, 1892 (three days after your committee filed their petition), nineteen places, including the five specially mentioned in the petition of your committee, were ordered to be vacated by the Board of Health. As will

appear from the list annexed to this report, between February 16 and March 28, 1892, vacation orders have been issued by the health authorities against forty houses.\* . Many of these buildings cannot, in the judgment of the Board, be put in fit condition for human habitation, and hence will never be occupied again as dwellings.

Reports have been received from the "Tenement House Committees" of various Conferences of the Associated Charities, recommending that various houses in their districts, which they have inspected, should be pronounced unfit for human habitation.† In all cases these places have been visited by a member of the Investigation Committee, and some of the worst of them reported to officers of the Board of Health.

#### DRAINAGE.

Inquiry has been made as to how far the requisitions of the Board of Health in the matter of drainage have been answered. The following table shows what action has been taken under the law by the city authorities:—

\* Since this list was compiled, orders have issued against nine more houses, making a total of forty-nine down to May 9, 1892. According to the report of the Health Commissioners for 1891, there were ninety-nine houses "ordered to be vacated" during that year, "of which number only eleven were actually vacated. The others having been put in proper condition before the expiration of the time specified in the notice, the tenants were allowed to remain."

† It is not to be inferred that all of the houses on the lists which the Conferences have sent in are absolutely unfit for human habitation. In some cases special defects existed which could be eradicated without great trouble and expense.



LOCATION.	DATE OF RE- QUISITION BY THE BOARD OF HEALTH.	ACTION TAKEN.
Freeman St. (Dor.)	July 1, 1889	No sewer.
Reading St. (Rox.)	Jan. 27, 1890	Short pipe laid in 1891.
Putnam St. (E.B.)	May 17, 1890	Practically all sewered.
Milton St. (E.B.)	May 21, 1890, Oct. 6, 1890	Pipe between Moore and Byron Sts., laid last summer.
Adams Pl. (Rox.)	July 24, 1890	No sewer.
Freeman St. (Dor.)	Oct. 6, 1890	No sewer.
Charles St. (Dor.)	Oct. 6, 1890	Pipe runs from about Freeman St. to Dorchester Ave. Part of the street has no sewer.
Wadleigh Pl. (S.B.)	June 9, 1891	Now drains into Ellery; used to drain into flats.

Topliff Street and Shelburne Street (Dor.), if not already, will be reported soon by the Board of Health as needing drainage.

HOUSES VACATED BY THE BOARD OF HEALTH BETWEEN FEB. 16  
AND MARCH 28, 1892, INCLUSIVE.\*

Date of Notification.	LOCATION.	CAUSE.	WHEN VACATED.	REMARKS.
1892. Feb. 16	50 Chapman St. . . .	Want of cleanliness and repairs.	1892. Mar. 9	1892. Mar. 2. Inspector ordered to remove tenants.
Feb. 16	52 Chapman St. . . .	Want of cleanliness and repairs.	Mar. 7	Mar. 2. Inspector ordered to remove tenants. Mar. 7. Notice posted.
Feb. 16	4 Grimes St. . . . .	Filthy water-closet, offensive odors, and damp cellar.		
Feb. 16	57 Middlesex St. . . .	Want of cleanliness and repairs.	Mar. 7	Mar. 2. Inspector ordered, to remove tenants.
Feb. 16	117 West Second St. .	Want of cleanliness and repairs, want of traps, and offensive odors.	Mar. 7	House nailed up.
Feb. 16	8 Wendell St. . . . .	Want of cleanliness and repairs.		
Feb. 16	135 Endicott St. . . .	Want of light and ventilation, cleanliness and repairs.	Mar. 1	
Feb. 16	Rear 135 Endicott St. .	Want of light and ventilation, cleanliness and repairs.	Mar. 1	
Feb. 16	1st Rear 163 Endicott St.	Want of light and ventilation, cleanliness and repairs.	Mar. 1	
Feb. 16	2d Rear 163 Endicott St.	Want of light and ventilation, cleanliness and repairs.	Mar. 1	
Feb. 16	3d Rear 163 Endicott St.	Want of light and ventilation, cleanliness and repairs.	Mar. 1	
Feb. 16	3 Everett Ct. . . . .	Want of light and air.	Mar. 1	House boarded up and notices posted.
Feb. 16	4 Everett Ct. . . . .	Want of light and air.	Mar. 1	House boarded up and notices posted.
Feb. 16	307 Federal St. . . . .	Want of cleanliness and repairs.	Mar. 5	Mar. 2. Inspector ordered to remove tenants.
Feb. 16	1st Left on Federal St. Pl.	Want of light and ventilation.		Mar. 2. Order revoked.
Feb. 16	2d House in " "	Want of light and ventilation.	Mar. 11	
Feb. 16	1st Rear 256 Friend St.	Want of light and ventilation, cleanliness and repairs.	Mar. 1	
Feb. 16	2d Rear 256 Friend St.	Want of light and ventilation, cleanliness and repairs.	Mar. 1	
Feb. 16	Rear 28 Norman St. . .	Want of light, air, and ventilation.	Mar. 5	
Feb. 17	2 North Brimmer Pl. .	General want of cleanliness and repairs.	Mar. 4	House boarded up and notices posted.

\* Board of Health has Book containing list of tenants and "Nuisances" Book giving details of complaints.



HOUSES VACATED BY THE BOARD OF HEALTH BETWEEN FEB. 16  
AND MARCH 28, 1892, INCLUSIVE.— *Continued.*

Date of Notification.	LOCATION.	CAUSE.	WHEN VACATED.	REMARKS.
Feb. 24	226 North St. . . . .	General want of cleanliness and repairs.		
Feb. 24	124 Prince St. . . . .	General want of cleanliness and repairs, and filthy water-closet.	Mar. 14	
Feb. 24	Rear 124 Prince St. . .	General want of cleanliness and repairs.	Mar. 14	
Feb. 29	14 and 16 Cove Pl. . .	General want of cleanliness and repairs.	Mar. 12	
Feb. 29	18 Cove Pl. . . . .	General want of cleanliness and repairs.	Mar. 11	
Feb. 29	20 Cove Pl. . . . .	General want of cleanliness and repairs.	Mar. 11	
Feb. 29	1 East St. Pl. . . . .	General want of cleanliness and repairs.	Mar. 14	
Feb. 29	29 Shaving St. . . . .	General want of cleanliness and repairs.	Mar. 14	
Mar. 16	16 Salem St. . . . .	Offensive odors, want of cleanliness, want of light and air, want of sufficient and proper water-closet accommodations.		
Mar. 26	62 Alger St. . . . .	Want of cleanliness and repairs.		
Mar. 26	Rear 158 H St. . . . .	Defective water-closet and offensive odors.		
Mar. 26	5 Vicksburg St. . . . .	Wet cellar and want of cleanliness and repairs.		
Mar. 26	152 Second St. . . . .	Want of cleanliness and repairs.		
Mar. 26	555 E. Second St. . .	Offensive vault and want of cleanliness.		
Mar. 26	Rear 555 Second St. .	Offensive vault and want of cleanliness.		
Mar. 26	82 Dorchester Ave. . .	Want of cleanliness and offensive odors.		
Mar. 26	451 Dorchester Ave. .	Filthy and offensive water-closet and offensive odors.		
Mar. 26	7 Vicksburg St. . . . .	Wet cellar and want of cleanliness and repairs.		
Mar. 28	511 Harrison Ave. . .	Defective drainage and filthy water-closets.		
Mar. 28	Rear 511 Harrison Ave.	Want of cleanliness and repairs, want of suitable privy accommodations.		

## RENT OF TENEMENTS IN BOSTON.

Inquiry is often made as to the rent of tenements in different parts of the city. Any accurate estimate of the average amount charged in a given locality must be based upon full and comprehensive data. The canvass which has been conducted recently under the direction of Mr. Wadlin of the Massachusetts Bureau of Statistics of Labor may disclose the necessary information. In a general way, it may be said that Boston tenements seem to bring higher rents than in other large cities of the United States. Rentals in Boston are certainly higher than in Philadelphia, although it is difficult to compare the two cities in this respect, as Philadelphia is built on a different plan. New houses in Brooklyn do not seem to bring as high rents as in Boston. Wooden buildings, of course, whether improved or unimproved, yield better returns than new brick buildings. North End tenements, as a rule, bring larger rents than those in South Boston. Close calculations are sometimes misleading; but, so far as new brick tenements are concerned, the following table, showing the relative earnings in different parts of Boston, is believed to be reliable: —

	<i>Average weekly rent per room.</i>
New brick buildings of Co-operative Building Company:	
In North End, . . . . .	\$1.10
In Ward XVII. (South End), . . . . .	1.00
New brick buildings called the Rufus Ellis Memorial	
(2d Street, South Boston), . . . . .	0.77

The above table shows what a difference there is between one part of the North End and one part of South Boston, so far as rents of new brick tenements are concerned.

Not only do rents of tenements vary according to location, but also, of course, according to the condition of buildings,

whether, for instance, they are of wood or brick and new or old. The following table appeared in the report of the Boston Co-operative Building Company for 1892 :—

Street.	Number of Houses.*		Number of Rooms.	Families.	Persons.	Weekly Rent per Room.
East Canton, . . .	18	Old†	238	78	262	.90
Bush, . . . . .	4	“	56	23	53	.79
Thorne, . . . . .	2	“	28	9	37	.75
Andrew, . . . . .	3	“	34	12	35	.80
Andrew Pl. 1, 2, . .	2	New	24	12	25	1.08
“ “ 4, 6, 8, } “ “ 10, 12, }	5	“	39	15	50	.92
Clark, . . . . .	5	Old	52	17	65	.74
Endicott, . . . . .	1	“	39	13	44	.80
Thacher, 21, . . .	1	“	24	10	38	.87
“ 19, . . .	1	“	21	8	21	.85
“ 15, . . .	1	New	23	9	50	1.05½
“ 13, . . .	1	“	30	15	45	1.16
Phillips, . . . . .	8	Old	86	33	77	.68

\* All of the houses are built of brick, except the Clark Street estate and one of the houses belonging to the Phillips Street property.

† The four estates at the head of this list — viz., East Canton, Bush, Thorne, and Andrew Streets estates — are not very old, say about twenty years.

The following rents were charged for tenements in some of the houses which were ordered vacated by the Board of Health in February, 1892:—

#### NORTH END.

DATE.	STREET.	NUMBER OF ROOMS IN TENEMENT.	NUMBER OF OCCUPANTS IN TENEMENT.	Weekly * Rent per Tenement.
1881	Endicott, 135.	2 rooms.		\$1.25.
1889	Endicott, 135.	2 rooms.		5.00 per mo.
1881	Endicott, 135, rear.	3 dismal rooms.		1.25.
1887	Endicott, 135.	2 rooms.		2.50.
1884	Endicott, 163, rear.	2 rooms.		1.50.
1892	Endicott, 163, rear.	2 rooms.		6.50 per mo.
1892	Endicott, 163, rear.	3 rooms.		10.00 per mo.
1883	Everett Court. †	1 small room.		3.50 per mo.
1891	Everett Court.	1 small room.		3.50 per mo.
Feb. 18 1892	No. Brimmer Pl., 2.	2 rooms, first floor front.	Man and wife and 2 children.	5.00 per mo.

#### SOUTH END.

DATE.	STREET.	NUMBER OF ROOMS IN TENEMENT.	NUMBER OF OCCUPANTS IN TENEMENT.	Weekly * Rent per Tenement.
1889	Chapman, 50.	2 rooms.		\$2.25.
1890	Chapman, 50.	2 small basements.		1.00.
1891	Chapman, 52.	1 large kitchen and 2 small bedrooms.		1.50.
1891-2	Chapman, 52.	Basement.		1.00.

\* In some cases, *monthly* rent is given.

† Nos. 3 and 4 Everett Court were ordered vacated by the Board of Health Feb. 16, 1892. Whether the rooms in this list were in the vacated part of the premises cannot be stated.



## SOUTH COVE.

DATE.	STREET.	NUMBER OF ROOMS IN TENEMENT.	NUMBER OF OCCUPANTS IN TENEMENT.	Weekly * Rent per Tenement.
1883	Federal, 307.	3 rooms.		\$1.50
1887	Federal, 307.	2 rooms.		2.30
1891	Federal, 307.	2 rooms.		1.50
March 1892	Federal, 307.	3 rooms, second floor back.		1.50
March 1892	Federal, 307.	3 rooms, third floor back.	Man and wife and 5 children.	1.50
1887	Federal St. Place (Quiet Alley).	3 rooms.		2.00
1887	Federal St. Place (Quiet Alley).	1 room and use of stove, lodging with a family. Room probably furnished.		1.75
March 1892	Federal St. Place (Quiet Alley).	3 rooms.	Man and wife and 2 children.	1.50
March 1892	Cove Place, 16.	3 rooms.	6 people.	10.00 per mo.
March 1892	Cove Place, 16.	4 rooms, second floor.	Man and wife and 3 young girls.	2.50
March 1892	Cove Place, 18.	1 room.		5.00 per mo.
March 1892	Cove Place, 18.	Basement.		3.00 per mo.
March 1892	Cove Place, 18.	Attic room, front.		3.00 per mo.
March 1892	Cove Place, 18.	2 rooms, top floor.	Man and wife.	3.00 per mo.
March 1892	East St. Place, 1.	1 room, first floor.		3.50 per mo.
March 1892	East St. Place, 1.	1 room, second floor back.		3.50 per mo.
March 1892	East St. Place, 1.	1 room and one small room.		4.00 per mo.
March 1892	East St. Place, 1.	Attic room, rear.	4 men.	3.00 per mo.

\* In some cases, *monthly* rent is given.









